

COVENANTS FOR GOODMAN MANOR

These covenants, limitations, and restrictions are to run with the land and shall be binding on all persons and parties claiming under them until January 1, 1994, at which time said covenants, limitations, and restrictions shall be automatically extended for successive ten year periods unless by a vote of the majority of the then owners of the lots in this subdivision it is agreed to change said covenants in whole or in part. If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants, limitations, or restrictions herein, it shall be lawful for any person or persons owning lots in this subdivision to prosecute any proceedings at law or equity against the person or persons violating or attempting to violate any such covenants, limitations, or restrictions and either to prevent him or them from doing so or to recover damages or other dues for such court violations. Invalidity of any of these covenants, limitations, or restrictions by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. All numbered lots are to be used for residential use only and are not to be resubdivided into other lots unless approved by all the lot owners in the subdivision.
2. All structures and buildings on lots must be in compliance with the requirements of DeSoto County Planning and Building Dept.
3. The minimum front yard set back on the lots fronting on Goodman Road is 75 feet. All other front yard setbacks shall be 50 feet. The rear yard minimum set back is 50 feet and the side yard setback is 20 feet for each lot.
4. The total minimum heated floor area of a residence, exclusive of open porches, garages, or carports shall be 1300 square feet, with the ground floor area of a 1 1/2 or a 2 story house having a 1000 square foot minimum, and the sum total of the two floors being at least 1300 square feet.
5. The owner of the subdivision reserves the right to review the plans of any structure that is built on any lot. At such time as the owner of the subdivision does not own more than fifty per cent of the land in the subdivision he may appoint an architectural control committee to review the plans of the houses to be built in the subdivision. The owner of the subdivision or the architectural control committee must approve or disapprove the plans within 40 days after receiving the plans, in writing. If the lot owner whose plans are to be approved does not receive this written approval or disapproval within said 40 days, the lot owner will deem the house plans approved and proceed with construction.
6. No signs shall be allowed in the subdivision larger than 10 square feet in size.
7. Trash, garbage, or other waste shall be kept in sanitary containers designed for this purpose, and must be kept in a clean and orderly condition.
8. No animals, livestock, or poultry of any kind shall be kept, bred, or raised on any lot for commercial purpose. If animals, livestock, or poultry are kept as pets, the proper fencing and shelter must be provided.
9. No noxious or offensive trade or activity shall be carried on upon any lot in the subdivision nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood. Each lot shall be kept in a neat and orderly manner at all times.
10. No trailer, tent, basement, shack, garage, barn, or other structure of a temporary nature are to be used as a residence at any time not shall any type of shell house, or modular house be built on any lot not shall any house be permitted that has been moved into the subdivision from another location without the written permission of the owner or owners of the lots in the subdivision.
11. No vehicle of any kind shall be kept in the subdivision unless it displays a current license plate and current inspection sticker, except for tractors used for property maintenance only. No junk cars or trucks or any mechanical devices that are visually in need of major repair shall be kept on any lot at any time for any purpose. Any junk car or truck or mechanical device that is kept within the right of way of the existing street shall be subject to removal by the proper authorities without permission of the owner.

OWNERS CERTIFICATE

We, William T. Hawks and Diane A. Hawks owners of the property herein, hereby adopt this as our plan of subdivision and hereby certify that we are the owners in fee simple of the property and dedicate the streets as shown to the public use forever and reserve the utility easements for the public use. We certify that the property is not encumbered by mortgage or taxes that have become due and payable. This the 6 day of March, 1984.

William T. Hawks
William T. Hawks

Diane A. Hawks
Diane A. Hawks

STATE OF MISSISSIPPI COUNTY OF DESOTO

This day personally appeared before me the undersigned authority in and for said County and State William T. Hawks and Diane A. Hawks who acknowledged that they signed and delivered the foregoing plat for the purpose therein mentioned. Given under my hand and official seal of office. This the 6 day of March, 1984.

My commission expires: 1-4-88

H. H. Ferguson
Notary Public Chancery Clerk
H. H. Ferguson, D.C.

CERTIFICATE OF SURVEY

This is to certify that I have surveyed the property within the subdivision and that the plat shown herein conforms with that survey.

J. F. Lauderdale
Joe Frank Lauderdale P.E.

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION ON THE 1 DAY OF MARCH 1984.

Secretary for the Board: Harry M. Alay Chairman Mike Thum

APPROVED BY THE DESOTO COUNTY BOARD OF SUPERVISORS ON THE 16 DAY OF APRIL 1984.

Clerk for the Board: H. H. Ferguson President Edw. R. Ruff

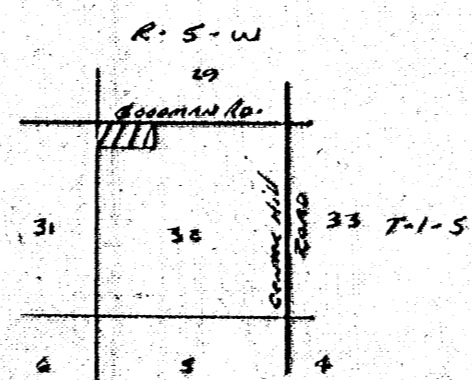
STATE OF MISSISSIPPI COUNTY OF DESOTO

I hereby certify that the plat shown hereon was filed for record in my office at 2:30 o'clock A.M. on the 17 day of April, 1984, and was immediately recorded in plat book 22, page 15-16.

H. H. Ferguson
Chancery Clerk

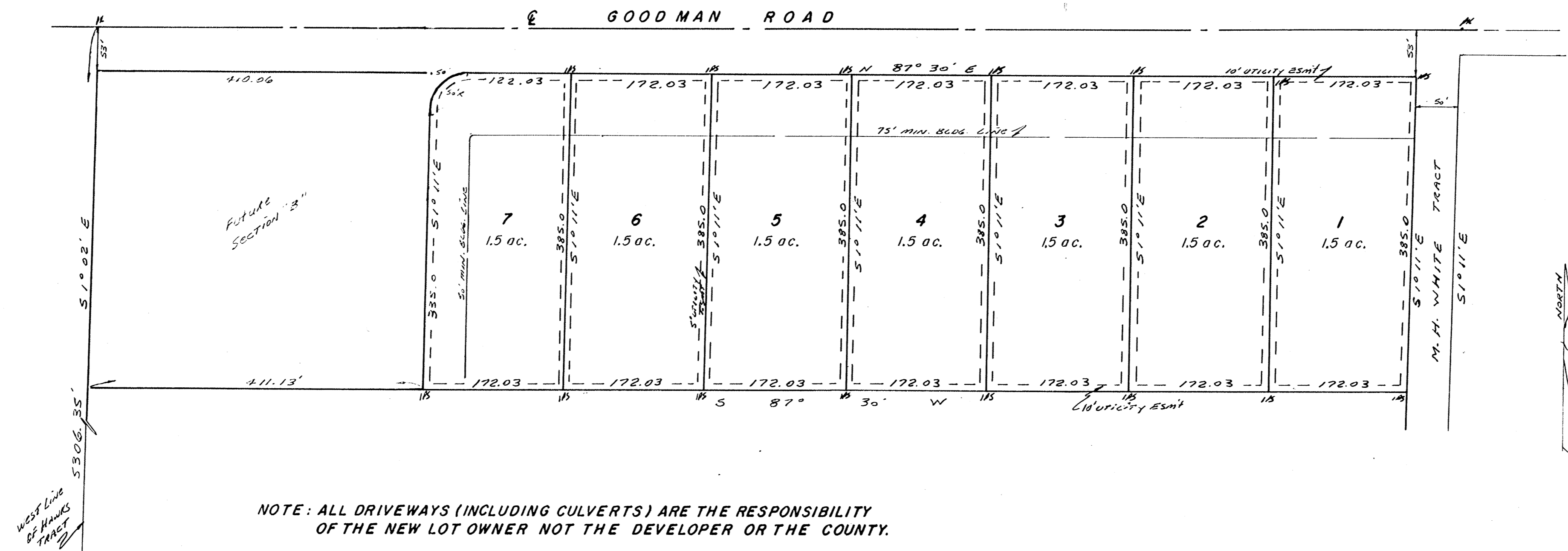
Order Vacating
Assignment of this instrument recorded in
book
No. 317 Page 360
This the 16 day of June 1987
by W. F. Davis Clerk
by D. Stanley D.C.

Septic tanks may be used on the lots shown on this plat of subdivision
DESOTO COUNTY HEALTH DEPARTMENT
By John Dickerson
Health Officer
DATE 3/20/84



LOCATION MAP
1" = 5280'

GOODMAN MANOR SUBDIVISION
SECTION "A"
SECTION 32; TOWNSHIP 1 SOUTH, RANGE 5 WEST
DESOTO COUNTY, MISS.
ZONED "A" AGRICULTURAL
GRAPHIC SCALE
SCALE: 1" = 100' FEB. 17, 1984
J. F. LAUDERDALE P.E. MISS NO. 0000



**GOODMAN MANOR SUBDIVISION
SECTION "A"**

**SECTION 32; TOWNSHIP 1 SOUTH; RANGE 5 WEST
DE SOTO COUNTY, MISSISSIPPI
ZONED "A" AGRICULTURAL**

SCALE: 1"=100' FEB. 17, 1984
J. F. LAUDERDALE RE. MISS. NO. 6803